

The Brockton Conservation held a meeting in the GAR Room, City Hall, Brockton on Thursday, June 10, 2010 at 7:00 PM. Members present: Chairperson Stephanie Danielson, Timothy Reilly, Gregory Enos and James Bosco. Also present were secretary Pamela Gurley and Henry Nover, Nover-Armstrong Associates (NAA)

1. Notice of Intent

(Vote to close hearing/Review and Issuance of Order of Conditions)

Address: 300 Manley Street

Applicant: Bernardi Auto

Representative: Metro West Engineering

Mr. Nover said that the revised plans submitted at the last meeting were fine and incorporated information that he suggested including in the order of conditions.

A motion was properly made (Reilly), seconded (Enos) and unanimously passed to close the hearing.

Mr. Nover distributed hard copies of the draft OOC for review. Mr. Reilly asked about identification of the point person in perpetuity for maintenance of the stormwater management system. Mr. Nover said that was previously discussed and can be added to the order. Mr. Enos asked about the snow removal condition and Mr. Nover stated that the condition states they must with comply with DEP snow removal standards. Mr. Nover said that the condition for site monitoring was also discussed and added into the OOC.

Mr. Bosco asked about the use of road salt use, Mr. Nover said it is addressed in the DEP standards. Mr. Bosco asked about the possible addition of a car wash and Ms. Danielson said that any car wash will need to be a closed system. Mr. Nover said that car washes require all sort of permitting from the state.

A motion was properly made (Enos), seconded (Enos) and unanimously passed to issue and order of conditions with the added stipulation that the applicant notify the Commission of the name and point person responsible for stormwater management and environmental issues (environmental monitor).

2. Request for Extension

Woodland Park Project – Loring Street

Order of Conditions 118-505 (Second Extension Request)

Brian Porter, Brophy & Philips

Larry Silva, Silva Engineering

Ms. Danielson said that at this time she would recommend a one year extension. The applicant was agreeable.

A motion was properly made (Enos), seconded (Bosco) and unanimously passed to issue a one year extension to the order of conditions.

3. Notice of Intent

Address: Lot 3 (45) Pearl Way

Applicant: Cotsweld Builders
Representative: Pilling Engineering

Continued to June 24, 2010 at the request of the applicant.

4. Notice of Intent

Address: Lot 10 (28 Pearl Way)
Applicant: Cotsweld Builders
Representative: Pilling Engineering

Continued to June 24, 2010 at the request of the applicant.

5. Notice of Intent

Address: 899 Belmont Street
Applicant: Saad, Inc.
Representative: Frank Gallagher, Gallagher Engineering
Scott Boyd

The April 2010 NAA letter was entered into the record (meeting had not been opened).

Frank Gallagher said the site is located on Belmont across from the VA Hospital. He said that at the back of site there is electrical easement and a wetland. Dr. Hewitson flagged wetlands and NAA agrees with delineation; the site is entirely within the 100' BZ. He said that the proposed addition is located within pavement. Mr. Gallagher said he realizes they are not exempt for SW management and will provide that information and also a pollution prevention plan.

He said the reason for addition is for an additional bay to do state inspections on large (tractor trailer) trucks. He said they are also proposing a new connection to sewer. Ms. Danielson asked what happens to the waste now and was told there is an on site system. Mr. Gallagher said he does not know exactly what the system is; there are no records with City showing sewer. Mr. Enos wondered why the City did not make them tie in when they found out they were not on sewer.

Ms. Danielson asked Mr. Nover if there was any stormwater management on the site now and was told no. He said there is a lot of debris on the site in the resource area and suggested that the Commission request that it be cleaned up.

Scott Boyd said that the owner owns station and leases out the garage work. Mr. Nover said that a pollution plan and "housekeeping" will improve the site. Ms. Danielson asked if they are registered with DEP as a "small generator of oil and hazardous materials"; she said she wants to see the manifests and logs; i.e. how is waste (oil) disposed.

Mr. Nover said there is a possibility for a small infiltration system. Mr. Reilly said that he thinks there are roof drains in back. Mr. Enos asked if the addition is within the 25' no touch and was told yes. Ms. Danielson asked if this required tech review. The secretary asked how large the addition was but told them greater than 500' requires SPR; she said there is also the new utility connection which triggers SPR. Ms. Danielson said that the Wetlands Act requires that applicants have applied for all obtainable permits before opening a hearing. She said that before he comes back before the Commission he must comply with that.

Mr. Bosco asked what existing sewer collection system was now and Mr. Gallagher said it is hard to tell what is out there (septic or cesspool). He asked if it has it ever been tested for oil or contaminants and whether there are any floor drains tied to collection system? Mr. Gallagher said to find out exactly what is there will require digging every thing up. Ms. Danielson asked that NAA check for an RTN. Mr. Reilly asked if the old hydraulics in the ground and Mr. Boyd said no that it was a newer system.

Continued to June 24, 2010 at the request of the applicant.

Other Business

Minutes – The minutes from the prior meeting were not done.

Mass Highway – pre construction meeting per condition of OOC; Henry Nover said he appeared at meeting and found that the contractor was not present and that the meeting needed to be reschedule; the Commission would like a letter sent to Mass Highway stating the Commission's displeasure in "wasting" the time of the consultant and subsequently the money of the city.

203 Summer Street – Henry Nover said that he received a dewatering plan from Todd Pilling; he said there are no dimensions on the dewatering plan. As NAA had to go out to the site more than once for the siltation inspection already the Commission asked that a letter be sent to the homeowners and cc'd to Pilling Eng. stating that any additional issues (problems) will require them to place an additional fee to pay for the consultant's time...the City will not be responsible to pay for their time.

Millette/Sargents Way – Henry Nover said he witnessed the new test hole and found sandy loam and ground water 2' higher than what was reported to be found last time. He said that the owner told him he was having a new wetland survey done.

Raymond School – Site looks good.

ATV – Stone Farm – The secretary passed out a letter from a Pearl St. home owner who was concerned about the use of ATV's in Stone Farm. The Commission agreed that it was difficult to keep them out. Ms. Danielson said that the Commission must adopt regulations that will define use of the land; one set for all its conservation land. She said that she has some documents to give them that they can use as a template. She asked that it be placed on the next agenda for discussion.